

Minutes for March 9th, 2015 Nisqually Estates Homeowner's Association [HOA] Board Meeting

HOA Board Members Present: Rob Mendel, Frank Symanski (via Google+ videoconference), Rebekah Jordan (via speakerphone), Steve Jasper and Rebecca Eller.

HOA Board Members Not Present: None.

Other Homeowners Present: Aric Bowman (ACC Member) and Denise Smith.

Guests: None.

1. Meeting opened 6:01 pm at 15331 105th Avenue SE.

2. A motion was made and seconded to formally approve the January 12th, 2014 Board Meeting Minutes. **Approved 5-0.**

3. Financial Report

- a) Financial Status – Checking: \$23,019.82; Savings (Reserve): \$9,025.44. Anticipated expenses for next month: \$1,010 was transferred from checking to reserves. Lawn Pros \$734/mo; Annual State Farm Insurance Premium \$2,212 (+15% increase)
- b) 2014 Dues Status - To date, 117 out of 120 homeowners have paid dues for 2015. 34 homeowners were eligible for the \$8 rebate. All \$8 rebate payments have been mailed.
- c) Lien Status: Total number of liens – 15, Number of Properties with Liens – 4. No change from last Board meeting.

4. Architectural Control Committee (ACC) Report

- a) Two (2) ACC plans were submitted and approved since the last Board meeting. One for a new fence and one for new windows.
- b) Observations and Violations – Observations were made by Rebecca Eller and Aric Bowman on February 14th and March 7th, 2015. There were numerous courtesy notices and violations issued for fence and shingle damage, moss problems, and yard maintenance. There are two lots (45 and 78) with ongoing ACC fines in progress.
- c) There were three topics brought up for consideration by the ACC. The three issues were (1) repair of grate in common area drainage field; (2) Promoting fence repair with Year of the Fence incentive program running from May 15th - August 31st, 2015; and (3) Disaster Preparations planning for the community.

5. **Old Business**

- a) The HOA's non-profit membership in the Yelm-area Chamber of Commerce was renewed for \$85.
- b) The HOA's membership in HOALeader.com was renewed for \$99.
- c) The HOA's 2014 Tax Return was filed on March 6th, 2015 by USPS Certified Mail, Return Receipt Requested.

6. **New Business**

- a) Community Yard Sale. Rebecca Eller will lead the planning for the annual community yard sale. The Board decided to set a budget of \$250 for this year's neighborhood yard sale which will include costs for signage, advertising and other costs. **Approved 5-0.**
- b) Urban Chicken Support Letter. A homeowner requested support from the HOA Board in petitioning the City of Yelm to update its animal ordinance to allow a minimal number of chickens to be raised by City residents. After considerable discussion, the Board decided to write a letter of support for this effort to the City Council and Mayor. **Approved 5-0.** If the City of Yelm approves the effort, the HOA will update our ACC Rules, Regulations and Guidelines to reflect reasonable limitations and procedures for our homeowners, which may be more restrictive than the City's new ordinance. A copy of the letter will be made available to any homeowner that requests to see it.
- c) Year of the Fence Proposal. The Board decided to offer an incentive program for homeowners to repair damaged and worn fences in light of the significant recent weather damage and general aging of the neighborhood. The program will involve negotiated discounts with fence contractors and possibly an opportunity to win a prize based on a drawing of lots who submitted requests to repair or replace their damaged and worn fences. **Approved 5-0.**

7. **Open Forum for Comments and Questions:** None.

8. The next HOA Board meeting is scheduled to be held on Monday, May 11th, 2015, 6:00 – 7:00 pm at 15331 105th Avenue SE.

9. Meeting closed at 7:13 pm.

Minutes approved by proper vote of the HOA Board as indicated by the signatures below.




